



**First American**

**First American Title Insurance Company**

777 Commercial Street SE, Suite 100

Salem, OR 97301

Phone: (800)742-2414 / Fax: (866)849-3065

**PR:** NWEST

**Ofc:** 7089 (992)

**Final Invoice**

**To:** Emerio Design LLC  
6445 SW Fallbrook Place  
Suite 100  
Beaverton, OR 97008

**Invoice No.:** 992 - 708935844

**Date:** 01/25/2023

**Our File No.:** 7089-4029094

**Title Officer:** Stefanie Garton

**Escrow Officer:**

**Customer ID:** 7752113

**Attention:** Eric Lynch

**Your Ref.:**

**Liability Amounts**

**RE: Property:**  
3705 D Street NE and, 1074 37TH Place NE, Marion County,  
OR

**Buyers:**

**Sellers:** TBD

Description of Charge	Invoice Amount
Report: Special	\$200.00

**INVOICE TOTAL** **\$200.00**

**Comments:**

**Thank you for your business!**

*To assure proper credit, please send a copy of this Invoice and Payment to:*

*Attention: Accounts Receivable Department*

*To pay electronically go to, <https://firstam.us/paytitleinvoice>, or mail check to PO Box 31001-2281*

*Pasadena, CA 91110-2281*



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**First American Title Insurance Company**

777 Commercial Street SE, Suite 100  
Salem, OR 97301  
Phn - (800)742-2414  
Fax - (866)849-3065

**PUBLIC RECORD REPORT  
FOR NEW SUBDIVISION OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF:

Emerio Design LLC  
6445 SW Fallbrook Place, Suite 100  
Beaverton, OR 97008  
Phone: (503)746-8812  
Fax: (503)639-9592

Date Prepared : January 19, 2023  
Effective Date : 8:00 A.M on January 05, 2023  
Order No. : 7089-4029094  
Subdivision :

The information contained in this report is furnished by First American Title Insurance Company (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report. Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

**REPORT**

- A. The Land referred to in this report is located in the County of Marion, State of Oregon, and is described as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:

As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof

- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.

**EXHIBIT "A"**  
**(Land Description Map Tax and Account)**

**PARCEL I:**

BEGINNING AT A POINT ON THE CENTER LINE OF "D" STREET AND THE SOUTH LINE OF A 10.06 ACRE TRACT OF LAND CONVEYED TO J. A. JELDERKS AND KATHARINE M. JELDERKS, HIS WIFE, BY DEED RECORDED ON PAGE 225, OF VOLUME 371, DEED RECORDS FOR MARION COUNTY, OREGON, SAID POINT OF BEGINNING BEING 210.345 FEET SOUTH 88°50' EAST FROM THE SOUTHWEST CORNER OF SAID J. A. JELDERKS 10.06 ACRE TRACT; THENCE NORTH 00°20' EAST, PARALLEL WITH THE WEST LINE OF SAID TRACT 155.00 FEET; THENCE SOUTH 88°50' EAST, PARALLEL WITH THE CENTER LINE OF "D" STREET AND THE SOUTH LINE OF SAID TRACT, 194.265 FEET TO THE EAST LINE OF SAID TRACT; THENCE SOUTH 04°02' EAST ALONG THE EAST LINE OF SAID TRACT, 155.62 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 88°50' WEST ALONG THE SOUTH LINE OF SAID TRACT AND THE CENTER LINE OF "D" STREET 206.115 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, MARION COUNTY, OREGON.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE TRACT WHICH WAS DEEDED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, RECORDED OCTOBER 23, 1991 AS REEL 894, PAGE 346 OF THE MARION COUNTY, OREGON RECORDS.

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE LIMITS OF "D" STREET AND 37TH PLACE NE.

**PARCEL II:**

BEGINNING ON THE EAST LINE OF A TRACT OF LAND CONVEYED BY DEED RECORDED IN VOLUME 371 AT PAGE 225 OF THE MARION COUNTY DEED RECORDS, IN TOWNSHIP 7 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, IN MARION COUNTY, OREGON, AT A POINT WHICH IS 155.62 FEET NORTH 04°43' WEST FROM THE SOUTHEAST CORNER OF THE SAID NAMED TRACT, SAID POINT OF BEGINNING BEING ALSO ON THE WEST LINE OF NEUMAN'S GARDENS ANNEX, IN THE SAID TOWNSHIP AND RANGE, AND BEING ALSO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED BY DEED RECORDED IN VOLUME 382 AT PAGE 498 OF THE MARION COUNTY DEED RECORDS; THENCE NORTH 88°50' WEST ALONG THE NORTH LINE OF THE TRACT OF LAND CONVEYED IN VOLUME 382, PAGE 498 OF THE MARION COUNTY DEED RECORDS AND THE NORTH LINE EXTENDED, PARALLEL TO THE CENTER LINE OF "D" STREET, A DISTANCE OF 219.66 FEET; THENCE NORTH 00°20' EAST 60.00 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED BY DEED RECORDED IN VOLUME 468, PAGE 56 OF THE MARION COUNTY DEED RECORDS; THENCE SOUTH 88°50' EAST ALONG THE SOUTH LINE OF THE LAST MENTIONED TRACT 214.70 FEET TO THE WEST LINE OF NEUMAN'S GARDENS ANNEX; THENCE SOUTH 04°43' EAST ALONG THE WEST LINE OF SAID NEUMAN'S GARDENS ANNEX 60.17 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE LIMITS OF 37TH PLACE NE.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

Map No.: 072W19CC03100, 072W19CC03200 and 072W19CC03000  
Tax Account No.: 523362, 523363 and 523366

**EXHIBIT "B"**  
**(Vesting)**

Lancaster Gardens Apartments, LLC

**EXHIBIT "C"**  
**(Liens and Encumbrances)**

1. City liens, if any, of the City of Salem.
2. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
3. Easement, including terms and provisions contained therein:  
Recording Information: May 26, 1966 as Volume 617, Page 282, Deed Records  
Reserved by: Ida G. Nance, widow  
For: road and right-of-way and utilities  
Affects: Parcel II/Westerly 25 feet as described in said document
4. Limited access to and from the Land as set forth in Warranty Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Warranty Deed:  
  
Grantor : Landon Bergen and Janette E. Bergen, husband and wife  
Grantee : the State of Oregon, by and through its Department of Transportation  
Recording Information : October 23, 1991 as Reel 894, Page 346, Film Records  
Affects: Parcel I
5. Easement, including terms and provisions contained therein:  
Recording Information: October 23, 1991 as Reel 894, Page 346, Film Records  
In Favor of: the State of Oregon, by and through its Department of Transportation  
  
For: as stated in said easement  
Affects: Parcel I
6. Easement, including terms and provisions contained therein:  
Recording Information: November 10, 2004 as Reel 2400, Page 87, Film Records  
For: roadway and utility  
Affects: Tax Lot 3200 of Parcel I
7. Easement, including terms and provisions contained therein:  
Recording Information: April 15, 2005 as Reel 2465, Page 147, Film Records  
In Favor of: Portland General Electric Company ("PGE"), an Oregon corporation  
  
For: as stated in said easement  
Affects: Parcel II/as described and depicted in said easement
8. Unrecorded leases or periodic tenancies, if any.  
(Affects Parcel I)

NOTE: Taxes for the year 2022-2023 PAID IN FULL

Tax Amount: \$1,094.71  
Map No.: 072W19CC03100  
Property ID: 523362  
Tax Code No.: 24013  
(Affects Parcel I)

NOTE: Taxes for the year 2022-2023 PAID IN FULL

Tax Amount: \$501.10  
Map No.: 072W19CC03200  
Property ID: 523363  
Tax Code No.: 24013  
(Affects Parcel I)

NOTE: Taxes for the year 2022-2023 PAID IN FULL

Tax Amount: \$839.64  
Map No.: 072W19CC03000  
Property ID: 523366  
Tax Code No.: 24013  
(Affects Parcel II)

NOTE: This Public Record Report does not include a search for Financing Statements filed in the Office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a Financing Statement is filed in the Office of the County Clerk covering Fixtures on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and block.

(Affects Parcel I)

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

## DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
  - (a) "Customer": The person or persons named or shown as the addressee of this report.
  - (b) "Effective Date": The effective date stated in this report.
  - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
  - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of the Company.**
  - (a) THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.
  - (b) No costs (including, without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
  - (c) In any event, the Company assumes no liability for loss or damage by reason of the following:
    - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
    - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
    - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
    - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
    - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (iii) water rights or claims or title to water.
    - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
    - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment on the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
    - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
    - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.



*First American*

First American Title Insurance Company  
777 Commercial Street SE, Suite 100  
Salem, OR 97301

### **Illegal Restrictive Covenants**

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.





First American Title

R23362,R23366,R23362,R23363  
3705 D St NE  
Salem, OR 97301



Taxlot



Subject



Taxlot

1/18/2023

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017-282  
KNOW ALL MEN BY THESE PRESENTS, that IDA G. NANCE, widow,

in consideration of Ten and No/100 ----- Dollars,

to her paid by LANDON BERGEN and JANETTE A. BERGEN, husband and wife,

do hereby grant, bargain, sell and convey unto said

LANDON BERGEN and JANETTE A. BERGEN

husband and wife  
as tenants by the entirety, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Marion and State of Oregon, bounded and described as follows, to-wit:

Beginning on the East line of a tract of land conveyed by deed recorded in Volume 371 at Page 225 of the Marion County Deed Records in Township 7 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, at a point which is 155.62 feet North 4° 43' West from the Southeast corner of the said named tract, said point of beginning being also on the West line of Neuman's Gardens Annex in the said Township and Range, and being also the Northeast corner of a tract of land conveyed by deed recorded in Volume 382 at Page 498 of the Marion County Deed Records; thence North 88° 50' West along the North line of the tract of land conveyed in Volume 382, at Page 498 of the Marion County Deed Records and the North line extended, parallel to the center line of "D" Street, a distance of 219.66 feet; thence North 0° 20' East 60.00 feet to the Southwest corner of a tract of land conveyed by deed recorded in Volume 463 at Page 56 of the Marion County Deed Records; thence South 88° 50' East along the South line of the last mentioned tract 214.70 feet to the West line of Neuman's Gardens Annex; thence South 4° 43' East along the West line of the said Neuman's Gardens Annex 6017 feet to the place of beginning.

RESERVING for road and right-of-way purposes and the use of utilities, a strip 25.00 feet in width off of the West side of the above described tract of land.

To Have and to Hold the above described and granted premises unto the said

Landon Bergen and Janette A. Bergen, husband and wife, their

heirs and assigns forever.

And IDA G. NANCE, widow,

do hereby covenant, warrant and defend the above named grantees, their heirs and assigns that she is lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances,

and that she, will and her heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whatsoever,

Witness her hand and seal, this 24th day of May, 1966.

Executed in the Presence of

Ida G. Nance

(SEAL)

(SEAL)

(SEAL)

(SEAL)

281781



STATE OF OREGON

County of Marion

BE IT REMEMBERED, That on this

24

day of

May

1966

before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named IDA G. NANCE, widow,

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

*Alvin H. Shuman*

Notary Public for Oregon

My Commission expires 7/22/66

WARRANTY DEED

(See Rev. 700)

IDA G. NANCE, widow

Marion Edgar and Janette A.

Barber, husband and wife

STATE OF OREGON,

County of MARION

I certify that the within instrument was recorded in the public records of the County of Marion, Oregon, on the 24th day of May, 1966, at 1:00 o'clock P.M., and recorded in the Record of Deeds of said County.

Witness my hand and seal of

*Alvin H. Shuman*

County Clerk-Recorder

Deputy

Deputy, Shuman & Barber  
881-G NE Salem, Oregon

RECEIVED

*Janet Barber*

1966 - Vol 76 - 3. cash

*Janet Barber*

ORIGINAL

WARRANTY DEED

REEL  
894

PAGE  
346

LANDON BERGEN and JANETTE E. BERGEN, husband and wife, Grantors, convey unto the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Highway Division, Grantee, fee title to the following described property:

PARCEL 1 - Fee

A parcel of land lying in the Isaac Baker D.L.C. No. 91, Township 7 South, Range 2 West, W.M., Marion County, Oregon and being a portion of that property described in that deed to Landon and Janette E. Bergen, recorded July 31, 1969 in Book 669, Page 70 of Marion County Record of Deeds; the said parcel being that portion of said property lying Westerly of a line at right angles to the center line of relocated "D" Street at Engineer's Station "D" 130+20 and included in a strip of land variable in width, lying on the Northerly side of said center line which center line is described as follows:

Beginning at Engineer's center line Station "D" 115+00, said station being 1485.20 feet North and 2850.56 feet West of the Southeast corner of the Isaac Baker D.L.C. No. 91, Township 7 South, Range 2 West, W.M.; thence South 87° 12' 21" East 1600 feet to Engineer's center line Station "D" 131+00.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Northerly Side of Center Line
"D"128+40		"D"130+20	32 in a straight line to 27

Bearings are based upon the Oregon Co-ordinate System of 1983, North Zone.

The parcel of land to which this description applies contains 90 square feet, more or less, outside of the existing right of way.

TOGETHER WITH ALL abutter's rights of access between the above-described parcel and Grantors' remaining real property, EXCEPT, however,

Reserving access rights, for the service of Grantors' remaining property, to and from said remaining property to the abutting highway at the following place\_, in the following width\_, and for the following purpose\_:

Hwy. Engr's Sta.	Side of Hwy.	Width
------------------	--------------	-------

N/A

01-16-91

OCT 23 1991



The access rights reserved herein are subject to the statutes and regulations controlling access to the highway system. A standard Approach Road Permit must be applied for and obtained from the Highway Division's District Maintenance Office before construction is begun. When the State constructs the approach road, Grantors will be required to sign a standard Approach Road Permit to assure proper operation and maintenance of the approach road.

Grantors also grant to Grantee, its successors and assigns, a permanent easement to construct and maintain slopes, upon the following described property:

**PARCEL 2 - Permanent Easement for Slopes**

A parcel of land lying in the Isaac Baker D.L.C. No. 91, Township 7 South, Range 2 West, W.M., Marion County, Oregon and being a portion of that property described in that deed to Landon and Janette E. Bergen, recorded July 31, 1969 in Book 669, Page 70 of Marion County Record of Deeds; the said parcel being that portion of said property lying Westerly of a line at right angles to the center line of relocated "D" Street at Engineer's Station "D" 130+20 and included in a strip of land variable in width, lying on the Northerly side of said which center line is described in Parcel 1.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Northerly Side of Center Line
"D"128+40		"D"130+20	48 in a straight line to 35

EXCEPT therefrom Parcel 1.

The parcel of land to which this description applies contains 290 square feet, more or less, outside of the existing right of way.

IT IS UNDERSTOOD that the easement herein granted does not convey any right or interest in the above-described Parcel 2, except as stated herein, nor prevent Grantors from the use of said property; provided, however, that such use shall not be permitted to interfere with the rights herein granted or endanger the lateral support of the highway, that Grantee shall never be required to remove the slope materials placed by it upon said

Highway Division  
File 6027089  
1A-22-4

property, nor shall Grantee be subject to any damages to Grantors, their heirs and assigns, by reason thereof or by reason of any change of grade of the highway abutting on said property.

Grantors covenant to and with Grantee, its successors and assigns, that they are the owners of all the above-described property which is free from encumbrances, except for easements, conditions, and restrictions of record, and will warrant the property herein conveyed and the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration received by Grantors for this conveyance is \$ 210.00.

Dated this 4th day of October, 1991.

Landon Bergen  
Landon Bergen

Janette E. Bergen  
Janette E. Bergen

STATE OF OREGON, County of Marion

October 4, 1991. Personally appeared the above named Landon Bergen and Janette E. Bergen, husband and wife, who acknowledged the foregoing instrument to be their voluntary act. Before me:

Karen Erickson  
Notary Public for Oregon  
My Commission expires 7/20/93

01-16-91  
Page 3 - WD  
nb/acl

RETURN TO  
OREGON STATE HIGHWAY DIVISION  
RIGHT OF WAY SECTION  
417 TRANSPORTATION BLDG.  
SALEM, OREGON 97310

STATE OF OREGON

County of Marion

I hereby certify that  
the within was received  
and duly recorded by  
me in Marion County  
records:

Fee \$ 25  
Hand Returned ☐

REEL PAGE  
894 346

OCT 23 2 09 PM '91

ALAN H. DAVIDSON  
MARION COUNTY CLERK

BY [Signature] DEPUTY

OCT 23 1991

ROADWAY AND UTILITY EASEMENT

DATED: Nov. 10,, 2004

PARTIES: RONALD L. and JANET L. HALTER  
7885 SW Fairway Drive  
Wilsonville, Oregon 97070

GRANTORS,

and

Return to — RONALD L. and JANET L. HALTER  
7885 SW Fairway Drive  
Wilsonville, Oregon 97070

GRANTEES.

RECITALS:

(A) Grantors are the owners of certain real property situate in Marion County, Oregon, hereinafter referred to as Parcel 1, a legal description of which is as follows:

Beginning at a point on the center line of "D" Street and the South line of a 10.06 acre tract of land conveyed to J.A. Jelderks and Katharine M. Jelderks, his wife, by deed recorded on Page 225 of Volume 371, Deed Records for Marion County, Oregon, said point of beginning being 140.23 feet South 88°50' East from the Southwest corner of said J.A. Jelderks 10.06 acre tract; thence North 00°20' East, parallel with the West line of said tract 155.00 feet; thence South 88°50' East, parallel with the center line of "D" Street and the South line of said tract, 70.115 feet; thence South 00°20' West, parallel with the West line of said tract, 155.00 feet to the South line of said tract and the center line of "D" Street; thence North 88°50' West, along the center line of "D" Street, 70.115 feet to the point of beginning, being a portion of Section 19, Township 7 South, Range 2 West of the Willamette Meridian, Marion County, Oregon.

SAVE AND EXCEPT that portion lying within "D" Street.

FURTHER SAVE AND EXCEPT THEREFROM that certain portion conveyed to Georgia B. Johnson by instrument recorded March 16, 1973 in Volume 747, Page 343, Deed Records for Marion County, Oregon.

FURTHER SAVE AND EXCEPT that portion conveyed to The State of Oregon, by and through its Department of Transportation, Highway

Division, by instrument recorded January 15, 1992 in Reel 916, Page 172, Deed Records for Marion County, Oregon.

(B) Grantees are the owners of certain real property situate in Marion County, Oregon, hereinafter referred to as **Parcel 2**, a legal description of which is as follows:

Commencing at an iron pipe at the Northwest corner of Neuman's Gardens Annex as said subdivision is recorded in the Marion County Book of Town Plats in Volume 15, Page 3; thence S02°37'08"E, along the west line of said subdivision and the west right-of-way line of 37<sup>th</sup> Place N.E., a distance of 243.38 feet to a point; thence N87°12'21"W a distance of 197.98 feet to a point; thence S01°57'39"W a distance of 278.64 feet to a point; thence N87°09'38"W a distance of 32.72 feet to the point of beginning; thence S01°59'20"W a distance of 126.12 feet to a point on the northerly right-of-way line of D Street; thence N85°36'57"W, along said right-of-way line, a distance of 80.35 feet to a point; thence N01°49'38"E a distance of 14.22 feet to a point; thence N82°44'50"W a distance of 255.59 feet to a point on the easterly right-of-way line of Interstate Highway 5; thence N02°01'52"E, along said right-of-way line, a distance of 124.12 feet to a point; thence S87°06'38"E a distance of 115.20 feet to a point; thence S02°21'40"W a distance of 33.84 feet to a point; thence S87°03'48"E a distance of 69.78 feet to a point; thence S87°09'38"E a distance of 150.03 feet to the point of beginning. The above-described tract containing 39,384 square feet of land is located in the Southwest Quarter of Section 19, Township 7 South, Range 2 West, Willamette Meridian, City of Salem, Marion County, Oregon.

(C) Grantees, the owners of **Parcel 2** have requested a roadway easement for ingress and egress and utility easement from Grantors for the use and benefit of **Parcel 2**. The owners of **Parcel 1** are willing to grant said easement to the Grantees for the use and benefit of **Parcel 2**.

**NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:**

#### **SECTION 1. GRANT OF EASEMENT**

1.1 Grantors do hereby grant and convey to Grantees a permanent non-exclusive easement on, over and across all of that real property described as **Parcel 1** above.

1.2 The aforesaid easement agreement is granted over and along the full length and width of the real property described as **Parcel 1** with the right, privilege and authority to the Grantee to construct, maintain, replace, reconstruct, remove, and add to, roadway

Page 2 of 4 ROADWAY AND UTILITY EASEMENT [Halter/Halter]

ENGLE & SCHMIDTMAN  
ATTORNEYS AT LAW  
NORTHWOOD OFFICE PARK - 810 GLATT CIRCLE  
WOODBURN, OREGON 97071 • TELEPHONE (503) 981-0155

NOV 10 2004



and driveway improvements as is reasonably necessary to allow full access to and from the **Parcel 2** real property and to construct, maintain, replace, reconstruct, remove and add to utility pipelines with all appurtenances incident thereto or necessary therewith in, under and across said premises. Said easement also allows the Grantee to cut and remove from said right-of-way any trees or other obstructions which may endanger the safety or interfere with the use of the roadway or utilities or appurtenances attached thereto and the right of ingress and egress to and over the above-described premises at any time at all times for the purpose of doing anything necessary or useful or convenient for the enjoyment if the easement hereby granted.

**1.3** The Grantee shall, upon each and every occasion that such easement is the subject of construction, maintenance, utility replacement, reconstruction or addition thereto, restore the premises of the Grantors and any improvement disturbed by the Grantees to as good a condition as they were prior to such installation or work.

**1.4** The rights and easement conveyed hereby shall be appurtenant to and benefit **Parcel 2** and shall run with the land and to all property burdened and benefited by this easement and right of use, including any division or partition of such property. The rights, covenants and obligations contained in this agreement shall bind, benefit and burden each party's successors, assigns, mortgagees and beneficiaries under a Deed of Trust for the term of this easement.

## **SECTION 2. CONSIDERATION**

Both Grantors and Grantees stipulate and agree that good and valuable consideration has been given and received for this easement.

## **SECTION 3. MAINTENANCE AND REPAIR**

The cost of periodic maintenance and necessary repairs of the roadway, driveway and utility lines placed within the easement shall be borne exclusively by Grantees and the owner of the property described as **Parcel 2** and Grantee, its successors and assigns, shall indemnify and hold Grantors, their successors and assigns, harmless from any and all liabilities, costs, claims or demands occasioned by the repair, maintenance or replacement of the aforesaid improvements.

## **SECTION 4. ATTORNEY'S FEES**

In the event of any litigation arising under this agreement, the prevailing party shall recover from the losing party the prevailing party's reasonable attorney's fees at trial or on appeal as adjudged by the trial or appellate court.

GRANTORS:

*Ronald L. Halter*  
RONALD L. HALTER

*Janet L. Halter*  
JANET L. HALTER

STATE OF OREGON     )  
                  CLACKAMAS     ) ss.  
County of ~~Marion~~     )

The foregoing instrument was acknowledged before me this 10 day of NOVEMBER, 2004, by RONALD L. HALTER and JANET L. HALTER.

GRANTEES:

*Ronald L. Halter*  
RONALD L. HALTER

*Janet L. Halter*  
JANET L. HALTER

*Sallie Paulson*  
NOTARY PUBLIC FOR OREGON

STATE OF OREGON     )  
                  CLACKAMAS     ) ss.  
County of ~~Marion~~     )

The foregoing instrument was acknowledged before me this 10 day of NOVEMBER, 2004, by RONALD L. HALTER and JANET L. HALTER.

*Sallie Paulson*  
NOTARY PUBLIC FOR OREGON



**REEL:2400**

**PAGE: 87**

**November 10, 2004, 12:16 pm.**

CONTROL #: 127721

State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

FEE: \$ 41.00

PHIL MILES  
CHIEF DEPUTY CO. CLERK

THIS IS NOT AN INVOICE.

NOV 10 2004

**UNDERGROUND DISTRIBUTION LINE EASEMENT**

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Landon and Janette A. Bergen** ("Grantor") hereby conveys to PORTLAND GENERAL ELECTRIC COMPANY ("PGE"), an Oregon corporation, a perpetual easement over, under, upon and across the following described property (the "Property"), situated in Marion County, State of Oregon, being a strip of land eight (8) feet in width more particularly described as follows:

To be installed as shown on that certain tract of land recorded 29 April, 1988 and described in Volume 617 Page 282 in Section 19CC, Township 7 South, Range 2 West, Willamette Meridian.

Beginning at the Northwest corner of said property thence South along the West property line 8 feet thence East and parallel with the North property line 50 feet thence North and parallel with the West property line to the North property line thence West along the North property line to the Point of Beginning.

SEE ATTACHED DRAWING

**TERMS, CONDITIONS, AND COVENANTS**

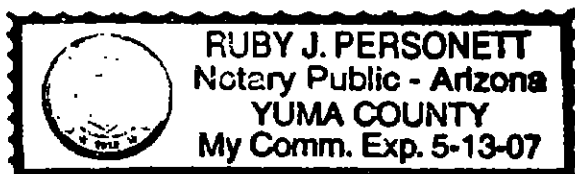
1. PGE shall have the right to enter upon the Property and to install, maintain, repair, rebuild, operate and patrol underground electrical power lines and signal or communications lines, and all uses directly or indirectly necessary thereto, including but not limited to the right to install surface or subsurface mounted transformers, surface mounted connection boxes, meter cabinets and temporary overhead service lines.
2. The consideration acknowledged herein is accepted by the Grantor as full compensation for all damages incidental to this easement, including, but not limited to the value of all growing crops, brush, timber, or structures on the Property damaged or removed during any installation, repairs or rebuilding.
3. Grantor shall have the right to use the Property for all purposes not inconsistent with the uses and purposes of this easement, except Grantor shall not build or erect any structure or improvement upon, over or under the Property, except driveway, without the prior written consent of PGE, nor shall Grantor allow any encroachments which could interfere with or compromise PGE's ability to exercise its rights under this easement. In the event any such encroachment occurs, Grantor shall have no right to claim additional compensation based upon the removal or damage to the source of the encroachment.
4. Grantor warrants that it holds fee title to the Property and that PGE may peaceably enjoy the rights and benefits of this easement.
5. As used herein, the singular shall include the plural and vice versa.
6. This easement inures to the benefit of and binds the parties hereto, their heirs, devisees, administrators, executors, successors and assigns.

IN WITNESS WHEREOF, the Grantor has executed this easement this 22 day of February 2005.

Landon Bergen  
Grantor  
Janette A. Bergen  
Grantor

State of AZ )  
County of Yuma ) ss.

On the 22 day of Feb, 2005, the above-named, **Landon and Janette A. Bergen**, personally appeared before me and acknowledged the foregoing instrument to be their voluntary act and deed.



Ruby J. Personett  
Notary Public for Yuma, AZ  
My Commission Expires: May 13 2007

After recording  
Return to Portland General Electric Company  
Attn: Property Services  
✓ 121 SW Salmon St, 1WTC-04  
Portland, OR 97204

Job #362025

Audit 49007



Portland General Electric Portland, Oregon		
Landon & Janette Bergen		
1074 37 AVE NE		
SALEM, OR 97301		
Township	Range	Section
7 South	2 West	19 CC
County: MARION		
Job # 362 025		

Audit 49007

**REEL:2465**

**PAGE: 147**

**April 15, 2005, 01:57 pm.**

CONTROL #: 138541

State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

FEE: \$ 31.00

BILL BURGESS  
COUNTY CLERK

THIS IS NOT AN INVOICE.

**GRANTOR'S NAME:**  
The Landon Bergen Trust and Janette A Bergen Trust

**GRANTEE'S NAME:**  
Lancaster Gardens Apartments, LLC

**AFTER RECORDING RETURN TO:**  
✓ **Order No.:** 60222013331-KM  
Lancaster Gardens Apartments, LLC  
7885 SW Fairway Dr  
Wilsonville, OR 97070

**SEND TAX STATEMENTS TO:**  
Lancaster Gardens Apartments, LLC  
7885 SW Fairway Dr  
Wilsonville, OR 97070

APN: 523362  
523363  
523366  
Map: 072W19CC03100  
072W19CC03200  
072W19CC03000  
3705 D Street NE (Parcel I); 1074 37th Place NE (Parcel II),  
Salem, OR 97301

**REEL 4471 PAGE 128**  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
03-31-2021 03:58 pm.  
Control Number 648088 \$ 96.00  
Instrument 2021 00020305

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Kathryn E. Anderson and Susan E. Warner, as Co-Trustees of The Landon Bergen Trust, under Agreement dated August 27, 1990, as to an undivided one-half interest, and Kathryn E. Anderson and Susan E. Warner, as Co-Trustees of The Janette A. Bergen Trust, under Agreement dated August 27, 1990, as to an undivided one-half interest, as tenants in common, Grantor, conveys and warrants to **Lancaster Gardens Apartments, LLC**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

#### PARCEL I:

Beginning at a point on the center line of "D" Street and the South line of a 10.06 acre tract of land conveyed to J. A. Jelderks and Katharine M. Jelderks, his wife, by Deed recorded on Page 225, of Volume 371, Deed Records for Marion County, Oregon, said point of beginning being 210.345 feet South 88°50' East from the Southwest corner of said J. A. Jelderks 10.06 acre tract; thence North 00°20' East, parallel with the West line of said tract 155.00 feet; thence South 88°50' East, parallel with the center line of "D" Street and the South line of said tract, 194.265 feet to the East line of said tract; thence South 04°02' East along the East line of said tract, 155.62 feet to the Southeast corner thereof; thence North 88°50' West along the South line of said tract and the center line of "D" Street 206.115 feet to the Point of Beginning, being a portion of Section 19, Township 7 South, Range 2 West of the Willamette Meridian, Marion County, Oregon.

EXCEPTING THEREFROM that portion of the above tract which was deeded to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded October 23, 1991 as Reel 894, Page 346 of the Marion County, Oregon Records.

ALSO EXCEPTING THEREFROM any portion lying within the limits of "D" Street and 37th Place NE.

#### PARCEL II:

Beginning on the East line of a tract of land conveyed by Deed recorded in Volume 371 at Page 225 of the Marion County Deed Records, in Township 7 South, Range 3 West of the Willamette Meridian, in Marion County, Oregon, at a point which is 155.62 feet North 04°43' West from the Southeast corner of the said named tract, said point of beginning being also on the West line of NEUMAN'S GARDENS ANNEX, in the said Township and Range, and being also the Northeast corner of a tract of land conveyed by Deed recorded in Volume 382 at Page 498 of the Marion County Deed Records; thence North 88°50' West along the North line of the tract of land conveyed in Volume 382, Page 498 of the Marion County Deed Records and the North line extended, parallel to the center line of "D" Street, a distance of 219.66 feet; thence North 00°20' East 60.00 feet to the Southwest corner of a tract of land conveyed by Deed recorded in Volume 468, Page 56 of the Marion County Deed Records; thence South 88°50' East along the South line of the last mentioned tract 214.70 feet to the West line of NEUMAN'S GARDENS ANNEX; thence South 04°43' East along the West line of said NEUMAN'S GARDENS ANNEX 60.17 feet to the Place of Beginning.

EXCEPTING THEREFROM any portion lying within the limits of 37th Place NE.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$650,000.00). (See ORS 93.030).

Fidelity National Title# 60222013331

# STATUTORY WARRANTY DEED

(continued)

## Subject to:

Regulations, levies, liens, assessments, rights of way and easements of East Salem Sewer and Drainage District. An inquiry has been directed to the District concerning the status of said liens and a report will follow if such liens are found.

Rights of the public to any portion of the Land lying within the limits of streets, roads and highways.

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Ida G. Nance, widow  
Purpose: road and right-of-way and utilities  
Recording Date: May 26, 1966  
Recording No: Volume 617, Page 282  
Affects: Parcel II/Westerly 25 feet as described in said document

Limited access to and from the Land as set forth in Warranty Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Warranty Deed:

Grantor: Landon Bergen and Janette E. Bergen, husband and wife  
Grantee: the State of Oregon, by and through its Department of Transportation  
Recording Date: October 23, 1991  
Recording No.: Reel 894, Page 346

## Parcel I

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: the State of Oregon, by and through its Department of Transportation  
Purpose: as stated in said easement  
Recording Date: October 23, 1991  
Recording No: Reel 894, Page 346  
Affects: Parcel I

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: roadway and utility  
Recording Date: November 10, 2004  
Recording No: Reel 2400, Page 87  
Affects: Tax Lot 3200 of Parcel I

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company ("PGE"), an Oregon corporation  
Purpose: as stated in said easement  
Recording Date: April 15, 2005  
Recording No: Reel 2465, Page 147  
Affects: Parcel II/as described and depicted in said easement

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**



STATUTORY WARRANTY DEED  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated March 31, 2021; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

The Landon Bergen Trust

BY: Susan E Warner  
Susan E Warner, Trustee

BY: Kathryn E Anderson  
Kathryn E Anderson, Trustee

Janette A Bergen Trust

BY: Susan E Warner  
Susan E Warner, Trustee

BY: Kathryn E Anderson  
Kathryn E Anderson, Trustee

State of Oregon  
County of Marion

This instrument was acknowledged before me on March 31, 2021 by Kathryn E Anderson, as Trustee for The Landon Bergen Trust and Susan E Warner, as Trustee for The Landon Bergen Trust.

[Signature]

Notary Public - State of Oregon

My Commission Expires: 1/24/2025

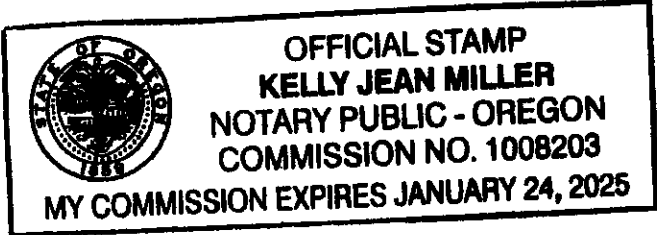
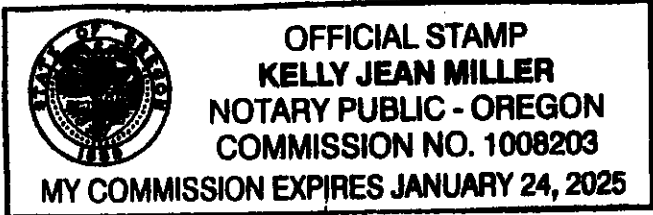
State of Oregon  
County of Marion

This instrument was acknowledged before me on March 31, 2021 by Kathryn E Anderson, as Trustee for The Janette A Bergen Trust and Susan E Warner, as Trustee for The Janette A Landon Bergen Trust. KM

[Signature]

Notary Public - State of Oregon

My Commission Expires: 1/24/2025



**REEL: 4471**

**PAGE: 128**

**March 31, 2021, 03:58 pm.**

**CONTROL #: 648088**

**State of Oregon  
County of Marion**

**I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:**

**FEE: \$ 96.00**

**BILL BURGESS  
COUNTY CLERK**

**THIS IS NOT AN INVOICE.**

January 19, 2023

## Property Identification

**Account ID:**

523362

**Tax Account ID:**

523362

**Tax Roll Type:**

Real Property

**Situs Address:**

3705 D ST NE SALEM OR 97301

**Map Tax Lot:**

072W19CC03100

**Owner:**

LANCASTER GARDENS APARTMENTS LLC

7885 SW FAIRWAY DR

WILSONVILLE, OR 97070

**Manufactured Home Details:****Other Tax Liability:****Subdivision:****Related Accounts:**

## Owner History

Grantee	Grantor	Sales Info	Deed Info
LANCASTER GARDENS APARTMENTS LLC 7885 SW FAIRWAY DR WILSONVILLE OR 97070	LANDON BERGEN TR 50% & BERGEN, LONDON TRE & JANETTE A BERGEN TR 50% 3705 D ST NE SALEM OR 97301	3/31/2021 \$650,000.00 20 3	3/31/2021 44710128 WD 523362, 523363, 523366
LANDON BERGEN TR 50% & BERGEN, LONDON TRE & JANETTE A BERGEN TR 50% 1068 MCNARY ESTATES DR N KEIZER OR 97303			12/5/2006 27430250 MI 523362, 523363, 523366, 582156
MISSING OWNERSHIP INFORMATION			7/1/1998 06690070 DE 523362, 523363

## Property Details

**Property Class:**

201

**Levy Code Area:**

24013

**Zoning:**

(Contact Local Jurisdiction)

**Notes:****Exemption (Begin/End):****Deferral (Begin/End):****Land/On-Site Developments Information:**

ID	Type	Acres	Sq Ft
1	002 Commercial APTCW Apartment County-Wide	0.38	16553

**Improvements/Structures:**

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built
----	------	-------------	------------	-------	------------	------------

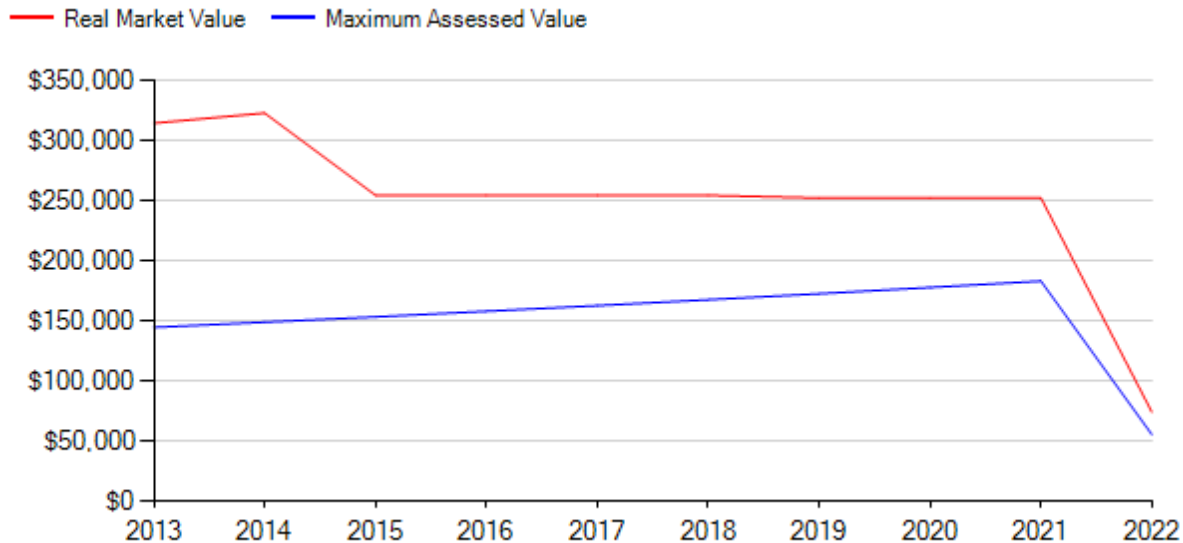
No Improvement Details

## Value Information (per most recent certified tax roll)

**RMV Land Market:** \$74,490**RMV Land Spec.** \$0**Assess.:****RMV Structures:** \$0**RMV Total:** \$74,490**AV:** \$55,710**SAV:** \$0**Exception RMV:** \$0**Exemption Value:** \$0**Exemption Description:** None**M5 Taxable:** \$74,490**MAV:** \$55,710**MSAV:** \$0

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.

For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



## Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2022	\$0	\$74,490	\$0/\$0	None	\$55,710

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2021	\$178,210	\$74,490	\$0/\$0	None	\$183,510
2020	\$178,210	\$74,490	\$0/\$0	None	\$178,170
2019	\$178,210	\$74,490	\$0/\$0	None	\$172,990
2018	\$172,140	\$82,770	\$0/\$0	None	\$167,960
2017	\$172,140	\$82,770	\$0/\$0	None	\$163,070
2016	\$172,140	\$82,770	\$0/\$0	None	\$158,330
2015	\$172,140	\$82,770	\$0/\$0	None	\$153,720
2014	\$239,370	\$84,110	\$0/\$0	None	\$149,250
2013	\$230,860	\$84,110	\$0/\$0	None	\$144,910

## Taxes: Levy, Owed

<b>Taxes Levied 2022-23:</b>	\$1,094.71
<b>Tax Rate:</b>	19.6499
<b>Tax Roll Type:</b>	R
<b>Current Tax Payoff Amount:</b>	\$0.00

Year	Total Tax Levied	Tax Paid
2022	\$1,094.71	\$1,094.71
2021	\$3,607.96	\$3,607.96
2020	\$3,502.83	\$3,502.83
2019	\$3,379.78	\$3,379.78
2018	\$3,336.57	\$3,336.57
2017	\$3,011.42	\$3,011.42
2016	\$2,868.52	\$2,868.52

## Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2022	3899312	-\$1,094.71	\$32.84	\$0.00	\$1,061.87	11/17/2022
2021	3879518	-\$3,607.96	\$108.24	\$0.00	\$3,499.72	11/15/2021
2020	3855070	-\$3,502.83	\$105.08	\$0.00	\$3,397.75	11/4/2020
2019	156486	-\$3,379.78	\$101.39	\$0.00	\$3,278.39	10/18/2019

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2018	300211	-\$3,336.57	\$100.10	\$0.00	\$3,236.47	10/23/2018
2017	453744	-\$3,011.42	\$90.34	\$0.00	\$2,921.08	10/19/2017
2016	590293	-\$2,868.52	\$86.06	\$0.00	\$2,782.46	10/31/2016

January 19, 2023

## Property Identification

**Account ID:**

523363

**Tax Account ID:**

523363

**Tax Roll Type:**

Real Property

**Situs Address:****Map Tax Lot:**

072W19CC03200

**Owner:**

LANCASTER GARDENS APARTMENTS LLC

7885 SW FAIRWAY DR

WILSONVILLE, OR 97070

**Manufactured Home Details:****Other Tax Liability:****Subdivision:****Related Accounts:**

## Owner History

Grantee	Grantor	Sales Info	Deed Info
LANCASTER GARDENS APARTMENTS LLC 7885 SW FAIRWAY DR WILSONVILLE OR 97070	LANDON BERGEN TR 50% & BERGEN, LONDON TRE & JANETTE A BERGEN TR 50% 3705 D ST NE SALEM OR 97301	3/31/2021 \$650,000.00 20 3	3/31/2021 44710128 WD 523362, 523363, 523366
LANDON BERGEN TR 50% & BERGEN, LONDON TRE & JANETTE A BERGEN TR 50% 1068 MCNARY ESTATES DR N KEIZER OR 97303			12/5/2006 27430250 MI 523362, 523363, 523366, 582156
MISSING OWNERSHIP INFORMATION			7/1/1998 E08940346RD RD 523363
MISSING OWNERSHIP INFORMATION			7/1/1998 06690070 DE 523362, 523363

## Property Details

**Property Class:**

201

**Levy Code Area:**

24013

**Notes:****Exemption (Begin/End):****Deferral (Begin/End):**

**Zoning:**

(Contact Local Jurisdiction)

**Land/On-Site Developments Information:**

ID	Type	Acres	Sq Ft
1	002 Commercial APTCW Apartment County-Wide	0.2	8712

**Improvements/Structures:**

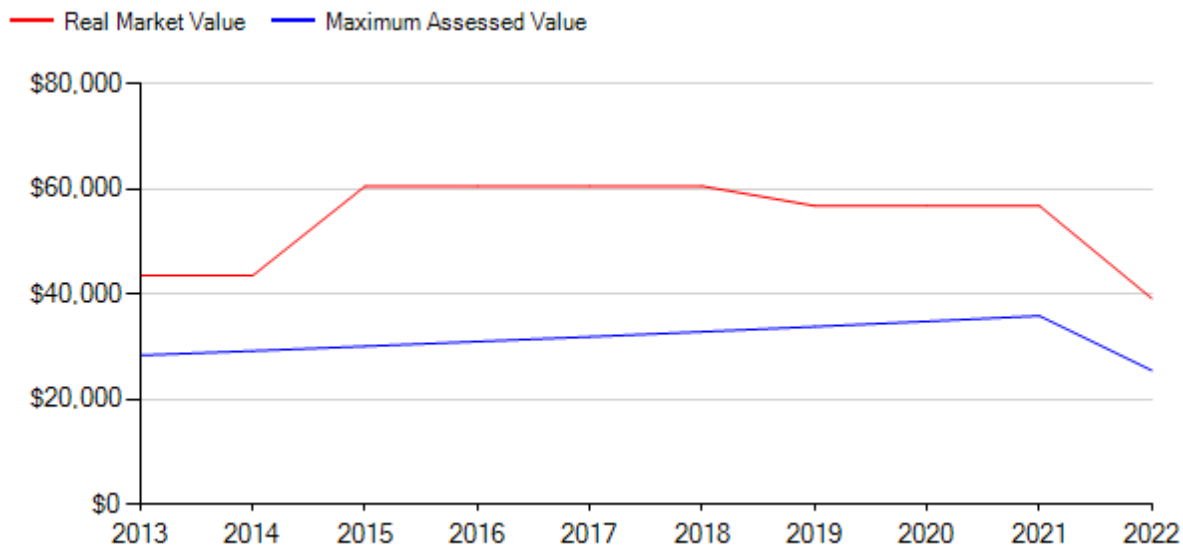
ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built
----	------	-------------	------------	-------	------------	------------

No Improvement Details

## Value Information (per most recent certified tax roll)

**RMV Land Market:** \$39,200  
**RMV Land Spec.** \$0  
**Assess.:**  
**RMV Structures:** \$0  
**RMV Total:** \$39,200  
**AV:** \$25,500  
**SAV:** \$0  
**Exception RMV:** \$0  
**Exemption Value:** \$0  
**Exemption Description:** None  
**M5 Taxable:** \$39,200  
**MAV:** \$25,500  
**MSAV:** \$0

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.  
 For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



## Assessment History



Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2022	\$0	\$39,200	\$0/\$0	None	\$25,500
2021	\$17,630	\$39,200	\$0/\$0	None	\$35,890
2020	\$17,630	\$39,200	\$0/\$0	None	\$34,850
2019	\$17,630	\$39,200	\$0/\$0	None	\$33,840
2018	\$17,020	\$43,560	\$0/\$0	None	\$32,860
2017	\$17,020	\$43,560	\$0/\$0	None	\$31,910
2016	\$17,020	\$43,560	\$0/\$0	None	\$30,990
2015	\$17,020	\$43,560	\$0/\$0	None	\$30,090
2014	\$0	\$43,560	\$0/\$0	None	\$29,220
2013	\$0	\$43,560	\$0/\$0	None	\$28,370

## Taxes: Levy, Owed

**Taxes Levied 2022-23:** \$501.10  
**Tax Rate:** 19.6499  
**Tax Roll Type:** R  
**Current Tax Payoff Amount:** \$0.00

Year	Total Tax Levied	Tax Paid
2022	\$501.10	\$501.10
2021	\$705.64	\$705.64
2020	\$685.15	\$685.15
2019	\$661.14	\$661.14
2018	\$652.76	\$652.76
2017	\$589.30	\$589.30
2016	\$561.47	\$561.47

## Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2022	3899312	-\$501.10	\$15.03	\$0.00	\$486.07	11/17/2022
2021	3879518	-\$705.64	\$21.17	\$0.00	\$684.47	11/15/2021
2020	3855070	-\$685.15	\$20.55	\$0.00	\$664.60	11/4/2020

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2019	156485	-\$661.14	\$19.83	\$0.00	\$641.31	10/18/2019
2018	300210	-\$652.76	\$19.58	\$0.00	\$633.18	10/23/2018
2017	453743	-\$589.30	\$17.68	\$0.00	\$571.62	10/19/2017
2016	590292	-\$561.47	\$16.84	\$0.00	\$544.63	10/31/2016

January 19, 2023

## Property Identification

**Account ID:**

523366

**Tax Account ID:**

523366

**Tax Roll Type:**

Real Property

**Situs Address:**

1074 37TH PL NE SALEM OR 97301

**Map Tax Lot:**

072W19CC03000

**Owner:**

LANCASTER GARDENS APARTMENTS LLC

7885 SW FAIRWAY DR

WILSONVILLE, OR 97070

**Manufactured Home Details:****Other Tax Liability:****Subdivision:****Related Accounts:**

## Owner History

Grantee	Grantor	Sales Info	Deed Info
LANCASTER GARDENS APARTMENTS LLC 7885 SW FAIRWAY DR WILSONVILLE OR 97070	LANDON BERGEN TR 50% & BERGEN, LONDON TRE & JANETTE A BERGEN TR 50% 3705 D ST NE SALEM OR 97301	3/31/2021 \$650,000.00 20 3	3/31/2021 44710128 WD 523362, 523363, 523366
LANDON BERGEN TR 50% & BERGEN, LONDON TRE & JANETTE A BERGEN TR 50% 1068 MCNARY ESTATES DR N KEIZER OR 97303			12/5/2006 27430250 MI 523362, 523363, 523366, 582156
ELLIS, WALTER L 8170 WHEATLAND RD NE KEIZER OR 97303	GALLIHUGH, ARCHIE & ELEANOR L	4/29/1988 \$47,000.00 16 2	4/29/1988 06170282 DE 519650, 523366

## Property Details

**Property Class:**

101

**Levy Code Area:**

24013

**Zoning:**

(Contact Local Jurisdiction)

**Notes:****Exemption (Begin/End):****Deferral (Begin/End):****Land/On-Site Developments Information:**

ID	Type	Acres	Sq Ft
1	001 Residential	0.3	13020

**Improvements/Structures:**

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built
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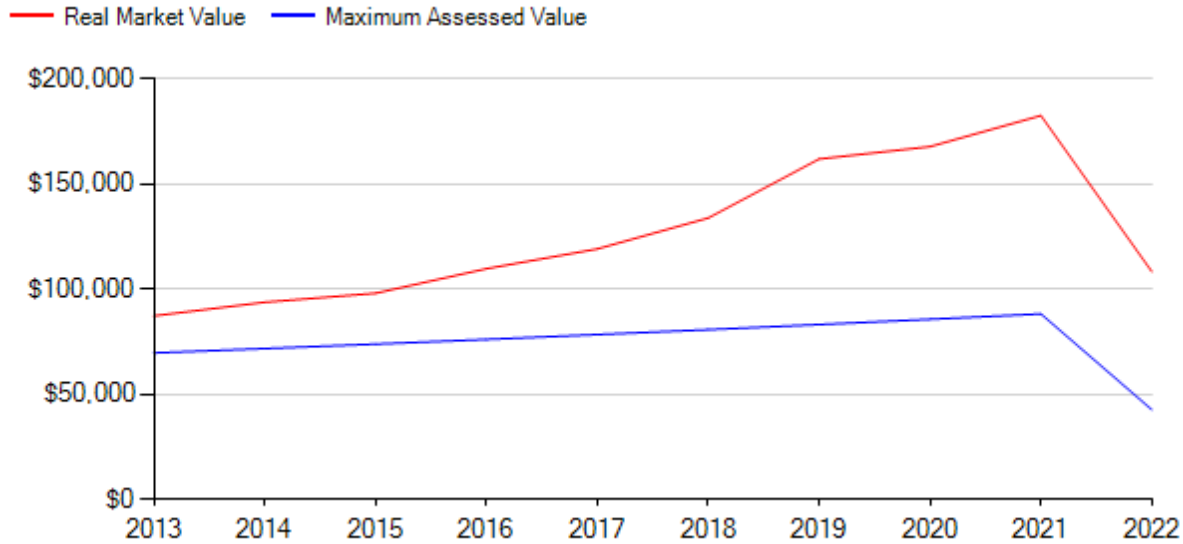
No Improvement Details

## Value Information (per most recent certified tax roll)

**RMV Land Market:** \$108,400**RMV Land Spec.** \$0**Assess.:****RMV Structures:** \$0**RMV Total:** \$108,400**AV:** \$42,730**SAV:** \$0**Exception RMV:** \$0**Exemption Value:** \$0**Exemption Description:** None**M5 Taxable:** \$108,400**MAV:** \$42,730**MSAV:** \$0

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.

For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



## Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2022	\$0	\$108,400	\$0/\$0	None	\$42,730

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2021	\$81,830	\$100,870	\$0/\$0	None	\$88,270
2020	\$77,040	\$90,870	\$0/\$0	None	\$85,700
2019	\$75,120	\$86,850	\$0/\$0	None	\$83,210
2018	\$57,110	\$76,840	\$0/\$0	None	\$80,790
2017	\$48,360	\$70,870	\$0/\$0	None	\$78,440
2016	\$39,450	\$70,370	\$0/\$0	None	\$76,160
2015	\$39,820	\$58,300	\$0/\$0	None	\$73,950
2014	\$35,530	\$58,300	\$0/\$0	None	\$71,800
2013	\$29,050	\$58,300	\$0/\$0	None	\$69,710

## Taxes: Levy, Owed

**Taxes Levied 2022-23:** \$839.64  
**Tax Rate:** 19.6499  
**Tax Roll Type:** R  
**Current Tax Payoff Amount:** \$0.00

Year	Total Tax Levied	Tax Paid
2022	\$839.64	\$839.64
2021	\$1,735.47	\$1,735.47
2020	\$1,684.87	\$1,684.87
2019	\$1,625.72	\$1,625.72
2018	\$1,604.89	\$1,604.89
2017	\$1,448.55	\$1,448.55
2016	\$1,379.82	\$1,379.82

## Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2022	3899312	-\$839.64	\$25.19	\$0.00	\$814.45	11/17/2022
2021	3879518	-\$1,735.47	\$52.06	\$0.00	\$1,683.41	11/15/2021
2020	3852886	-\$1,684.87	\$50.55	\$0.00	\$1,634.32	10/28/2020
2019	157372	-\$1,625.72	\$48.77	\$0.00	\$1,576.95	10/18/2019

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2018	306733	-\$1,604.89	\$48.15	\$0.00	\$1,556.74	10/18/2018
2017	426728	-\$1,448.55	\$43.46	\$0.00	\$1,405.09	11/7/2017
2016	591792	-\$1,379.82	\$41.39	\$0.00	\$1,338.43	10/28/2016